



High Street

Measham

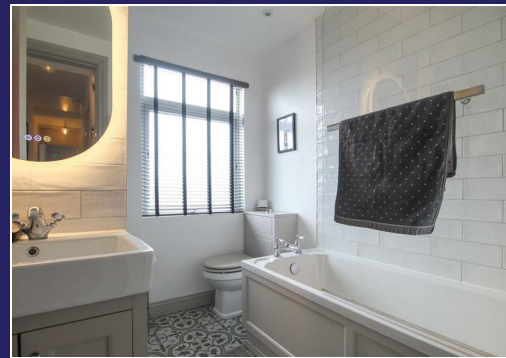
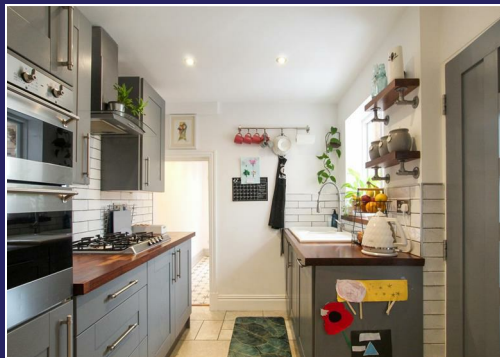
Asking Price £190,000



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Tenure
Freehold

Accommodation Details

Two Double Bedrooms with detached garage and off street parking for two vehicles.

This property also has Nest central heating along with a new gas boiler and underfloor heating in the Dining Room, Kitchen and Cloakroom. Fully modernised kitchen and bathrooms.

External and Approach

This fabulous semi detached, two bedroom house is located at the top of High Street in Measham. With a decorative frontage, gravelled area and attractive front wall along with a wrought iron gate leading to the side of the house where you find the main entrance. From the front door is also a side gate leading into the rear garden.

Living Room

12'5" x 12'0" (3.79 x 3.67)

This comfortable living room is located at the front of the property and perfectly in keeping with the period style. This room has high ceilings with decorative architrave and picture rail. There is a large window allowing in plenty of natural light and looking out over the front garden. This room has been decorated in white and teal with grey carpets to the floor and four spotlights to the ceiling along with wall mounted up lighters.

This room also has built-in speakers and a stunning decorative fireplace with the original exposed bricks and granite hearth. This chimney has been opened up and would be able to accommodate a multi burner or log burner. With additional chrome plug sockets this room also has an aerial point along with a modern wall mounted, feature radiator with thermostatic controls.

Dining Room

12'3" x 11'11" (3.75 x 3.65)

Located in the centre of the home this fabulous room is the hub of the property with high ceilings along with tall skirting boards and decorative architrave. With four spotlights fitted to the ceiling as well as wall mounted down light this room also has a feature light fitting over the dining table. With stone tiled flooring which leads through from the dining room all the way to the back of the property with electric underfloor heating controlled by Nest. This room has been decorated in soft green with the original fireplace being made into a fabulous decorative feature.

There is a large window looking out into the utility area along with a smaller window looking into the entrance porch. There is also access into the under stairs storage, along with having a modern wall mounted radiator with thermostatic controls and additional plug sockets including those with USB.

Kitchen

9'10" x 7'3" (3.01 x 2.23)

Towards the rear of the property this modern and delightful kitchen has the underfloor heating and tiled floor flowing through. With inbuilt half height Smeg double oven and four burner gas hob in chrome and wall mounted chrome extractor fan. The kitchen also comes with an integrated dishwasher along with a large one and a half porcelain sink with extending swan neck chrome tap. The base and wall units are in an attractive blue with mahogany butcher block style worktops.

This room also has additional plug sockets and shelving fitted to the walls.

Utility Room

9'7" x 6'2" (2.94 x 1.90)

Fabulous and usable lean to extension to located just off of the kitchen with wood panelling to the walls and wooden laminate flooring. There are two large windows, one looking to the rear garden and one looking out to the side of the property along with a white glass panelled UPVC door. This room offers a perfect space for a washing machine, tumble dryer and fridge freezer.

Cloakroom

4'5" x 4'3" (1.35 x 1.30)

Fabulous modern cloakroom with a window fitted with privacy glass looking out to the side of the property. This room has cream, black and grey tiles to the floor complimenting the white tiles with grey grout to the walls at half height. The bathroom consists of a dual flush WC, wall mounted hand basin with chrome mixer tap along with a chrome electric hand dryer. In situ is also single decorative light along with touchscreen missed control mirror.

Pantry

9'4" x 6'9" (2.85 x 2.07)

At the rear of the property with flooring matching that of the cloakroom we have a large storage area with spotlight to the ceiling, decorated in white with grey skirting boards. There is a window fitted with privacy glass looking out to the rear garden along with additional storage space and Main heating Combi boiler.

Bedroom One

12'2" x 12'0" (3.72 x 3.66)

With a small step up from the landing, Bedroom one is located at the front of the property. Decorated in off white with grey carpets to the floor along with additional built-in storage. This is a very comfortable double bedroom with a single pendant ceiling light and blinds fitted to the window. There are multiple plug sockets located in this room along with a large wall mounted radiator fitted with thermostatic controls.

Bedroom Two

12'5" x 9'7" (3.79 x 2.93)

Located at the centre of the property however due to the shape of this house there is a window that looks out and allows you to enjoy the view over the rear garden. This is also a very comfortable double bedroom currently decorated in grey and yellow with the original loft hatch still in situ. This room has a grey carpet to the floor and single pendant ceiling light along with a grey fitted roller blind to the large window.

Bathroom

9'6" x 6'11" (2.90 x 2.13)

Located at the rear of the property we have a generous sized bathroom which has been fully modernised and includes a wall mounted, built in cistern WC with dual flush, full-size bath with shower over and lit alcove, built in basin with vanity unit with chrome mixer tap along with fabulous, wall mounted chrome and ceramic radiator with heated towel rail along with built-in storage in the form of an airing cupboard with water tank. There is a large window looking out over the rear of the property fitted with decorative frosted glass along with grey and white tiles to the floor. This room has three spotlights to the ceiling along with integrated extractor fan and wall mounted light. The bath area of this room has been fully tiled and feels very luxurious.

Garden

This Westerly facing rear garden has plenty of space to enjoy being outside along with entertaining. With a paved patio area and gravel path which leads down to a wooden gate allowing access to the garage and off street parking.

There is also a lawned area with flowerbeds. A very private garden with nobody looking out directly onto your property.

Local Authority And Council Tax Band

NWLDC

Band B

Postcode For Sat Navs

DE12 7JB

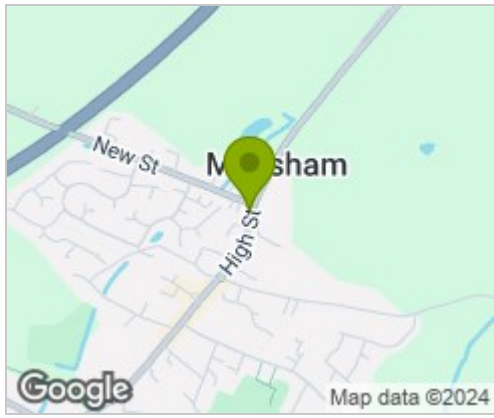
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
534 sq. ft. (49.6 sq.m.) approx.

1ST FLOOR
397 sq. ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq. ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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